

FOR SALE-6 AC



0000 CR 463

Secluded and peaceful appx. 6 acres just within city limits of Somerville, Texas. Wooded tract with sandy soil, rolling terrain and quiet location. Enjoy recreation at Lake Somerville just few minutes away. No physical address given yet to this property.



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462379

\$129,880

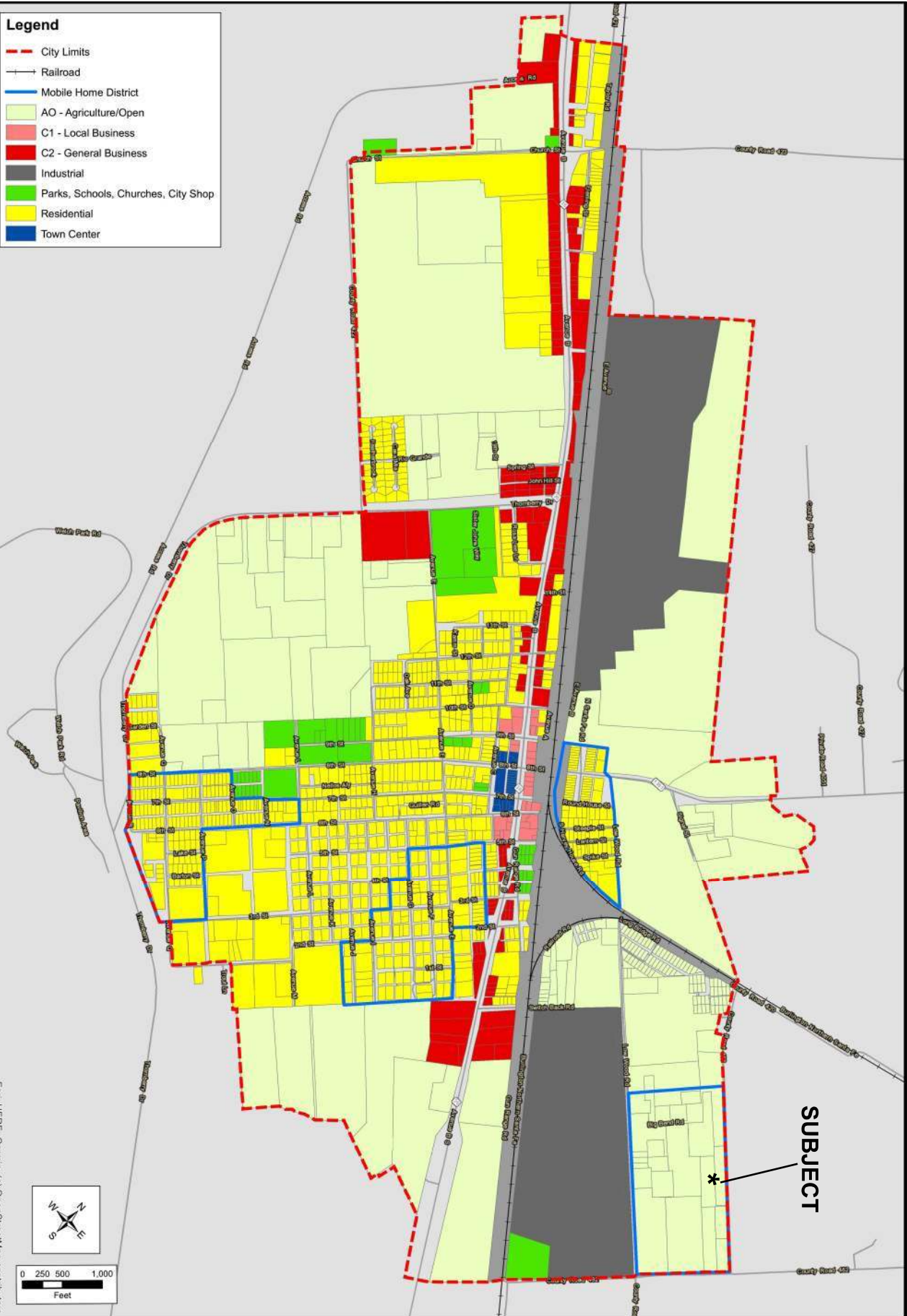


LINES ARE AN APPROXIMATION
OF BOUNDARIES



Legend

- City Limits
- Railroad
- Mobile Home District
- AO - Agriculture/Open
- C1 - Local Business
- C2 - General Business
- Industrial
- Parks, Schools, Churches, City Shop
- Residential
- Town Center



ZONING MAP
CITY OF SOMERVILLE
BURLESON COUNTY, TEXAS



FIGURE 1
4421.009

Map



Property Details

Account	
Property ID:	21203
Legal Description:	A0140 HARDEMAN J M 6. ACRES
Geographic ID:	2140-000-000-00079
Agent:	
Type:	Real
Location	
Address:	CR 463 SOMERVILLE, TX 77879
Map ID:	
Neighborhood CD:	CSMR102
Owner	
Owner ID:	103320
Name:	GFF TEXAS HOLDINGS LLC
Mailing Address:	12505 MEMORIAL DR STE 330 HOUSTON, TX 77024
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$132,000
Agricultural Market Valuation:	\$0

Market Value:	\$132,000
Ag Use Value:	\$0
Appraised Value:	\$132,000
Homestead Cap Loss: ?	\$0
Assessed Value:	\$132,000

VALUES DISPLAYED ARE 2022 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	Burleson CAD	0.000000	\$132,000	\$132,000
CSM	Somerville City	0.679240	\$132,000	\$132,000
GBU	Burleson County	0.485000	\$132,000	\$132,000
HOS	Memorial Hosp	0.069290	\$132,000	\$132,000
RDD	County Road	0.075000	\$132,000	\$132,000
SSM	Somerville ISD	1.155080	\$132,000	\$132,000

Total Tax Rate: 2.463610

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SRN1	SRN1	6	261,360.00	0.00	0.00	\$132,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2022	\$0	\$132,000	\$0	\$132,000	\$0	\$132,000
2021	\$0	\$66,000	\$0	\$66,000	\$0	\$66,000
2020	\$0	\$66,000	\$0	\$66,000	\$0	\$66,000
2019	\$0	\$60,000	\$0	\$60,000	\$0	\$60,000
2018	\$0	\$60,000	\$0	\$60,000	\$0	\$60,000
2017	\$0	\$60,000	\$0	\$60,000	\$0	\$60,000
2016	\$0	\$36,000	\$0	\$36,000	\$0	\$36,000
2015	\$0	\$36,000	\$0	\$36,000	\$0	\$36,000
2014	\$0	\$19,440	\$0	\$19,440	\$0	\$19,440
2013	\$0	\$19,800	\$0	\$19,800	\$0	\$19,800
2012	\$0	\$19,800	\$0	\$19,800	\$0	\$19,800
2011	\$0	\$19,800	\$0	\$19,800	\$0	\$19,800

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/30/2021	SD	SHERIFFS DEED	MCDUFFIE IVORY	GFF TEXAS HOLDINGS LLC	2022	780	



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Susan S. Kiel	558624	burton@marketrealty.com	(979)251-4078
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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Information available at www.trec.texas.gov
IABS 1-0 Date

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